

Dear Planning Board Members,

I am writing to explain the Merry Farm proposal before you. In June, I purchased 28 acres on Merry Farm Road.

Including:

-140 Merry Farm Road included a number of existing dwellings and outbuildings on 19.1 acres.

-155 Merry Farm was a buildable and subdividable lot of 7.1 acres.

I sold all of lot 155 Merry Farm Road and a large portion of the open space on 140 Merry Farm Road to The Land Bank for significantly below the market value for development. It is special land and deserves to be left in its' natural state. The total conservation acreage was 18.01 acres that the Land Bank is incorporating into the abutting Wompesket Preserve. Taking the wetlands into consideration, I could have subdivided this land into 5 lots.

If you recall, when we appeared before you at that time, we explained that we intended to come back with the proposal for 2 small lots where existing dwellings will be sited and under the open space bylaw. Although not required based on zoning, I have placed private restrictions on these lots and existing houses. The restrictions are to ensure that the homes remain affordable, are for year round island residents and cannot be used as short term rentals.

We ask for your approval based on the site plan that Reid Silva has created.

Thank you for your consideration,

Jefrey DuBard
617.817.1668

Sent from my iPad